

6383

GENERAL WARRANTY DEED

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I KNOW ALL MEN BY THESE PRESENTS:

THAT A. B. WILLIAMSON and wife, MARGARET G. WILLIAMSON, both of Brazoria County, Texas, hereinafter called "Grantors", for the consideration hereinafter set out, have GRANTED, SOLD and CONVEYED, and by these presents hereby do GRANT, SELL and CONVEY unto CHROMALLOY AMERICAN CORPORATION, a Delaware corporation with its principal office located at 120 South Central Avenue, St. Louis, Missouri, hereinafter called "Grantee", all those certain lots, tracts or parcels of land, together with all improvements located thereon, situated in Brazoria County, Texas, and described as follows:

TRACT ONE:

THE SURFACE AND SURFACE ONLY of Tract No. 25, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in the Plat Records of said County and State, to which reference here is made for all purposes.

TRACT TWO:

Tract No. 55, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in the Plat Records of said County and State, to which reference here is made for all purposes.

This conveyance is made and accepted subject to all of the following easements, rights-of-way, mineral and royalty reservations and exceptions:

(a) All oil, gas, sulphur and other minerals excepted and reserved in Tract 25 as described in Deed from J. W. Dennis to Frank K. Stevens, dated the 2nd day of May, 1955, of record in Volume 621, Page 307, of the Deed Records of Brazoria County, Texas.



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(b) All minerals excepted in Tract No. 25 as described in Deed from Frank K. Stevens to Joe M. Baggett dated the 5th day of June, 1955, of record in Volume 624, Page 259, of the Deed Records of Brazoria County, Texas.

(c) An undivided 1/8th non-participating royalty interest in Tract No. 55 reserved in Deed from James Francis McSherry and Pritchett Harvey to A. B. Williamson, dated the _____ day of May, 1963, of record in Volume 868, Page 959, of the Deed Records of Brazoria County, Texas.

(d) Easement and spoil disposal rights granted by Brazoria County, Texas, to the United States of America by instrument dated the 11th day of January, 1939, of record in Volume 319, Page 61 of the Deed Records of Brazoria County, Texas.

(e) Easement for highway or road purposes granted to Brazoria County by Joe M. Baggett, et al by instrument dated April 24, 1961, of record in Volume 798, Page 674, of the Deed Records of Brazoria County, Texas.

(f) Easements shown on plat of Brazos Coast Investment Company Subdivision No. 8 appearing in Volume 2, Page 141, et seq. of the Plat Records of Brazoria County, Texas.

The consideration for this conveyance is the sum of TEN (\$10.00) DOLLARS cash and other valuable consideration, the receipt of which hereby is acknowledged.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any-wise belonging unto the said Grantee, its successors and assigns forever, and Grantors hereby bind themselves, their heirs, executors and administrators to WARRANT and FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof, this the 29th day of February, 1980.

A. B. Williamson
A. B. WILLIAMSON

Margaret G. Williamson
MARGARET G. WILLIAMSON

THE STATE OF TEXAS I

COUNTY OF BRAZORIA I

BEFORE ME, the undersigned authority, on this day personally appeared A. B. WILLIAMSON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of February, 1980.

Madalynne Reichenbach

Notary Public in and for
County, Texas

My Commission Expires: 2-18-81

MADALYNE REICHENBACH
NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared Margaret G. Williamson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of March, 1980.

Susan Patton

Notary Public in and for Brazoria
County, Texas

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

FILED FOR RECORD

AT 2:16 O'CLOCK PM

MAR 5 1980

H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY Norma Sweet